



REDMOND PLANNING COMMISSION

Sherri Nichols, Chair | Judy East, Vice-Chair
Roy Captain | Aaron Knopf | Vidyanand Rajpathak
Denni Shefrin | Aparna Varadharajan

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, September 08, 2021 – 7:00 p.m.

1. Call to Order & Roll Call – 7:00 p.m.

The meeting was called to order at 7:00 p.m. by Chair Nichols.

COMMISSIONERS PRESENT: Chair Nichols, Commissioners Captain, Knopf, Raj, and Shefrin

EXCUSED ABSENCE: Vice Chair East and Commissioner Aparna

STAFF PRESENT: Jeff Churchill, Kim Dietz, David Lee, Ian Lefcourte and Sarah Pyle, Planning Department

RECORDING SECRETARY: Carolyn Garza, LLC

2. Approval of the Agenda

- **MOTION to approve the agenda** by Commissioner Knopf. MOTION seconded by Commissioner Captain. **The MOTION passed unanimously.**

3. Meeting Summary

[August 25, 2021](#)

4. Approval of Meeting Summary

- **MOTION to approve the Meeting Summary** for August 25, 2021 by Commissioner Captain. MOTION seconded by Commissioner Shefrin. **The MOTION passed unanimously.**

5. Items from the Audience

- *No written comments, no requests to speak.*

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- 6. Public Hearing, Redmond Zoning Code ReWrite Phase 1 and Zoning Code Amendments 2020-2021.** Planning Commission to hold a public hearing and consider a report approval and recommendation to the City Council on the proposed Technical Committee's recommended amendments to the Redmond Zoning Code and seek continued identification of key discussion topics.

Attachments: [Memo](#), Attachment A - Comments for RZCRW Phase 1, Attachment B - Issues Matrix, Presentation

Staff Contact:	Kimberly Dietz , Principal Planner	425-556-2415
	Sarah Pyle , Planning Manager	425-556-2426
	David Lee , Planning Manager	425-556-2462

Staff Presentation

Ms. Dietz, Ms. Pyle, and Mr. Lee presented a slide overview.

Public Hearing

➤ ***Chairperson Nichols opened the Public Hearing.***

Ms. Natalya Tkach, 5312 – 188th Place Northeast, Sammamish, 98074, had signed up to speak but stated not having any questions or comments because Ms. Tkach wanted to discuss a different topic. Commissioner Chair Nichols explained that the code rewrite scope does not involve changing policy but rather to update development regulations.is not around changing policy but rather to clean wording of current code to be more consistent.

There was confusion regarding a second conference call participant identified only by a phone number who did not speak. Commissioner Chair Nichols explained the process to join conference calls in order to comment, and that a request must be received by 5:00 p.m. on the day of the meeting. Ms. Tkach was the only person to sign up to speak to the Public Hearing. Commissioner Chair Nichols stated that the email address is monitored for requests and that there is not an option to request to speak in real-time at this time.

Ms. Dietz stated that two separate written comments had been received from one person, Ms. Katie Kendall. Regarding Redmond Town Center Code Amendments, clarifications, reference updates and consistency in relation to other code sections were requested. Regarding the Overlake Zoning Code, concerns regarding Floor Area Ratio (FAR), the limitation of 75,000 square feet applying to retail uses, and changes to non-residential allowed uses were highlighted. Ms. Dietz asked the Commission if staff could include the written comments of Ms. Kendall in the issue matrix where staff can respond, and the Commission replied yes. Ms. Dietz replied that until the next meeting, staff would work with Ms. Kendall to discuss resolutions.

Commissioner Chair Nichols stated that as there was still confusion regarding another person on the call who may wish to make public comment, the Public Hearing would remain open for both written and oral testimony until the September 22, 2021 meeting. Mr.

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Lefcourte stated that the Notice of Public Hearing had a different email address listed than usual.

Commissioner Chair Nichols stated that open issues on the issue matrix had been raised by the Commissioners not present at the meeting and so the open issues would not be closed at this time. Commissioner Chair Nichols asked if there were any additional questions or additions to the issue matrix.

Commissioner Captain commented on issue E2, Redmond Town Center and asked fellow Commissioners and staff to update Exceptional Public Amenities, allowing the area to focus on being an attractive destination as per staff comments.

Commissioner Captain continued regarding Redmond Town Center, asking for clarification regarding Future Proofed for Conversion and with a comment on defining parking space sizes versus the number of spaces allowed as parking is difficult for larger automobiles. Commissioner Captain stated having possible solutions which can be shared by contacting the Commissioner.

Mr. Lee replied that in terms of the parking conversion, parking levels are being looked at regarding design, height, and area to allow for possible future conversion to habitable space. Also, there is current zoning code that stipulates the size of parking stalls based on angles. There is a limit to the number of compact stalls allowed on a property, but some property owners save larger stalls for residential use. Compact stalls are being investigated. Commissioner Captain offered the example of Costco parking space sizes and that public parking lots have unusable spaces because certain automobiles will not fit.

Commissioner Chair Nichols asked if there were any further questions or comments and there were none.

➤ ***Note: Due to reasons above, Chair Nichols did NOT close the Public Hearing.***

- 7. Staff Briefing, Redmond 2050: Other Element Updates.** Staff will provide an update on the status of other phase 1 element updates. This Study Session will focus on the updates to the other phase 1 elements that are required by state and regional processes and discussion of related policy options and alternatives.

Attachments: Memo, Attachment A – MODRN Scan, Attachment B – Housing Change Matrix, Attachment C – Economic Vitality Change Matrix, Attachment D – Transportation Change Matrix, Presentation

Staff Contact: [Jeff Churchill](#), Planning Manager 425-556-2492
[Ian Lefcourte](#), Planner 425-556-2438

Staff Presentation

Mr. Churchill presented a slide presentation on the processes for identifying updates.

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Commissioner Captain stated enthusiasm for the direction of Redmond 2050 and how well the City of Redmond has progressed to this point.

➤ ***Discussion only. No action taken.***

8. Staff & Commissioner Updates

Updates and discussion only. No action will be taken at this time.

Staff updates & scheduling:

Mr. Lefcourte stated that the September 22, 2021 meeting will have a visit from the mayor, a study session on Redmond Zoning Code Rewrites, and a Redmond 2050 Transportation Projects list. The meeting on September 29, 2021 will include additional discussion on the Redmond Zoning Code Rewrites, an introduction to Redmond 2050 Regulatory Updates, a Redmond 2050 Overlake Options and Alternatives workshop, and a tentative Tree Regulations briefing.

Commissioner report-outs, requests, news & resources:

Commissioner Captain asked Mr. Churchill for an update regarding the Sound Transit schedule. Mr. Churchill replied that the final Sound Transit station is on schedule to open in 2024. Chair Nichols stated that the Overlake station is on schedule for 2023.

➤ ***Discussion only. No action taken.***

9. Adjourn – 7:56 p.m.

➤ ***MOTION to adjourn by Commissioner Captain.*** MOTION seconded by Commissioner Shefrin. ***The MOTION passed unanimously.***

The meeting adjourned at 7:56 p.m.

Minutes approved on:

September 29, 2021

Planning Commission Chair

DocuSigned by:

Sherrin Nichols

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